

026.0

0004

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

951,400 / 951,400

951,400 / 951,400

951,400 / 951,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		WINDSOR ST, ARLINGTON

OWNERSHIP

Owner 1:	Unit #:
IRVING MASON THOMAS	
Owner 2:	

Owner 3:

Street 1:	68 WINDSOR ST
Street 2:	

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	NIENHAUS D MICHAEL -
Owner 2:	-
Street 1:	68 WINDSOR ST
Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

Town:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2168 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.	
OTHER ASSESSMENTS	

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		5000.000	490,300	5,100	456,000	951,400			
Total Card		0.115	490,300	5,100	456,000	951,400	Entered Lot Size		
Total Parcel		0.115	490,300	5,100	456,000	951,400	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	438.84	/Parcel: 438.8	Land Unit Type:		

Total Card / Total Parcel
951,400 / 951,400
951,400 / 951,400
951,400 / 951,400

**USER DEFINED**

Prior Id # 1:	17831
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:39:04
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NIENHAUS D MICH		68225-218		10/18/2016		728,000	No	No		
		14134-485		11/1/1980		97,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2010	1092	Redo Kit	26,850					

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/11/2011	Info Fm Prmt	BR	B Rossignol
3/24/2009	Meas/Inspect	372	PATRIOT
3/24/2000	Inspected	276	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT
11/1/1981		CM	
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Average	A Bath:	Rating:	PDAS:																		
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:																			
			%	1/2 Bath:	Rating:	A HBth:	Rating:																			
				OthrFix:	Rating:																					
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average	A Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 2				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Color: LIGHT BLUE				Fpl: 2	Rating: Average	WSFlue:	Rating:																			
View / Desir:												Upper														
GENERAL INFORMATION				CONDOS INFORMATION								Lvl 2														
Grade: C - Average												Lvl 1														
Year Blt: 1922		Eff Yr Blt:										Lower														
Alt LUC:		Alt %:										Totals	RMs: 10	BRs: 4	Baths: 2	HB										
Jurisdct: G12		Fact: .																								
Const Mod:																										
Lump Sum Adj:																										
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL															
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	2	5	2																
Sec Int Wall:				Economic:		%	Additions:																			
Partition: T - Typical				Special:		%	Kitchen:																			
Prim Floors: 3 - Hardwood				Override:		%	Baths:																			
Sec Floors:				Total:	18.6	%	Plumbing:																			
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																		
Subfloor:								Heating:																		
Bsmnt Gar:								General:																		
Electric: 3 - Typical								Totals	2	10	4															
Insulation: 2 - Typical																										
Int vs Ext: S																										
Heat Fuel: 1 - Oil																										
Heat Type: 5 - Steam																										
# Heat Sys: 2																										
% Heated: 100				% AC:																						
Solar HW: NO				Central Vac: NO																						
% Com Wall				% Sprinkled:																						
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 026.0-0004-0009.0												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
3	Garage	D	Y	1	20X20	A	AV	1922		21.25	T	40	104			5,100		5,100								
More: N				Total Yard Items: 5,100				Total Special Features:								Total:	5,100	AssessPro Patriot Properties, Inc								